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## MEMORANDUM

To: Mary O'Neil, Senior Planner  
City of Burlington Department of Planning and Zoning

From: Gail Henderson-King

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Date: August 7, 2015

Re: University of Vermont Medical Center Psychiatric Roof Deck  
Site Plan Application

On behalf of the University of Vermont Medical Center (UVM Medical Center) enclosed please find the following Site Plan application and supporting materials for the proposed Psychiatric Roof Deck addition at 111 Colchester Avenue in Burlington:

1. 10 copies of the UVM Medical Center Psychiatric Roof Deck Site Plan Application, Project Narrative, Plans, Elevations, and Perspectives dated August 2015.
2. Check #1702879 for \$2,045 dated August 3, 2015 for the application fee.

*The heart and science of medicine.*


UVMHealth.org/MedCenter

# **UVM Medical Center**

## **Psychiatric Roof Deck Project**

### **City of Burlington**

### **Site Plan Application**



August 2015

THE  
University of Vermont  
MEDICAL CENTER



## Department of Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

[www.burlingtonvt.gov/pz](http://www.burlingtonvt.gov/pz)

### Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

**PROJECT LOCATION ADDRESS:** 111 Colchester Avenue

**PROPERTY OWNER\*:** University of Vermont Medical Center  
c/o Dave Keilty

\*If condominium unit, written approval from the Association is also required

**APPLICANT:** Same as Property Owner

**POSTAL ADDRESS:** 199 Main Street, Suite 150

**POSTAL ADDRESS:**

**CITY, ST, ZIP:** Burlington, Vermont 05401

**CITY, ST, ZIP:**

**DAY PHONE:** 802.847.8443

**DAY PHONE:**

**EMAIL:** Dave.Keilty@uvmhealth.org

**EMAIL:**

**SIGNATURE:**

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

**SIGNATURE:**

**Description of Proposed Project:** New approximately 950 sq. ft. Psychiatric Roof Deck Addition to Shepardson South Building on the University of Vermont Medical Center campus.

**Existing Use of Property:** ☐ Single Family ☐ Multi Family: #\_\_\_ Units ☒ Other: Medical Center

**Proposed Use of Property:** ☐ Single Family ☐ Multi Family: #\_\_\_ Units ☒ Other: Medical Center

• **Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled?** Yes ☒ No ☐

(If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for details)

• **Will 400 sq ft or more of land be disturbed, exposed and/or developed?** Yes ☐ No ☒

(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)

• **For Single Family & Duplex, will total impervious area be 2500 sq ft or more?** Yes ☐ No ☐

(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)

• **Are you proposing any work within or above the public right of way?** Yes ☐ No ☒

(If yes, you will need to receive prior approval from the Department of Public Works)

**Estimated Construction Cost (value)\*: \$ 962,500.**

(\*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

**Office Use Only:** Zone: I Eligible for Design Review? Y Age of House - Lot Size 1285761

Type: SN\_\_\_ AW\_\_\_ FC\_\_\_ BA\_\_\_ COA 1\_\_\_ COA 2\_\_\_ COA 3\_\_\_ CU\_\_\_ MA\_\_\_ VR\_\_\_ HO\_\_\_ SP\_\_\_ DT\_\_\_ MP\_\_\_

Check No. 1702879 Amount Paid 2095- Zoning Permit # 16-0188 CA



**University of Vermont Medical Center**  
**Psychiatric Roof Deck Addition Project**

**Site Plan Narrative**

July 29, 2015

**I. Overview / Introduction to the Project**

The University of Vermont Medical Center (UVM Medical Center) is proposing an approximately 950 square foot (sq. ft.) Psychiatric Recreational Roof Deck addition located near the center of its core building complex on the Medical Center campus. The Psychiatric Recreational Roof Deck addition (The Project): a three season room project is a proposed secure, screened, enclosed and covered open area connected to Shepardson South and sits on top of the Engineering Building. It is located near the Ambulatory Care Center loading dock and the East Wing of the Ambulatory Care Center. The Project will be constructed immediately adjacent to the Psychiatric Inpatient unit located on sixth floor of the Shepardson South building.

The Project will have a solid roof and perforated sides to allow air and light into it. The walls and roof will be a neutral grey color to blend with the surrounding buildings. The location of the Project will afford patients with scenic mountain views to the north and east, and will provide them with an outdoor experience without leaving the Psychiatric Inpatient unit. The Project will also be used as multi-use communal space that will be furnished with Adirondack chairs, picnic tables and seating.

Access will be exclusively from the Shepardson South sixth floor only. There will be no public or outdoor access to the Project. There will be no increase in patients or staff. Therefore, there will be no additional parking required for this project.

There will be no increase in lot coverage calculations for the UVM Medical Center campus as a result of the Project as it will be constructed on top of the existing Engineering Building. There will be no utilities: water or wastewater in the addition, and stormwater runoff will not be affected as a result of the Project.

**Schedule for Design and Construction**

The UVM Medical Center has retained a design team to assist with the planning and design of this Project. The estimated timetable for the Project is to potentially commence construction as early as the Fall of 2015. In any event, the anticipated completion of construction will be in the Fall of 2016.



## **II. City Site Plan / Development Review Criteria**

The following information on the Project addresses the City's Development Review Criteria in conformance with The Comprehensive Development Ordinance.

### **Exemption Request**

The City's Comprehensive Development Ordinance has a provision for an exemption from Conditional Use and Major Impact Review - *Article 3, Part 5: Conditional Use and Major Impact Review, Section 3.5.3 Exemptions*. We believe the Psychiatric Roof Deck addition qualifies for an exemption from Major Impact Review under the exemption listed in Section 3.5.3 (d) of the Comprehensive Development Ordinance. Please consider this a request for an official ruling with regard to whether the project so qualifies.

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*Section 3.5.3 (d) says "...Major Impact Review shall not apply to applications involving one or more of the following... (d) Projects that do not result in a change of use or increased parking demand as determined by the administrative officer...."*

The Project qualifies for this exemption because a) it does not involve a change of use and, b) it will not increase overall parking demand on campus. The first of these is clear: the Project is planned for the Psychiatric Inpatient unit that currently exists on the Medical Center campus today as part of the hospital/medical center use.

As stated above, the Project will not involve any increase to the number of parkers over the course of a typical day because it will not result in an increase in beds or staff on the campus. No increase in parking spaces is proposed as part of this project.

Accordingly, this project does not involve a change of use and will not cause increased parking demand. Therefore, we believe this project qualifies for the exemption to Major Impact Review set forth in Section 3.5.3 (d) and we are requesting this exemption.

### **Building Design – Overall Description**

The Project is designed to provide a secure semi-enclosed outdoor recreational area to serve the Psychiatric Inpatient unit patients during temperate weather when an unconditioned outdoor environment is desired. The Project will be steel framed and supported on stub columns above the existing Engineering Building roof and will align with the sixth floor balcony of the existing Shepardson South building. The Project walls are transparent and open to the east and south. To assure privacy in the nearby Shepardson South patient rooms, the north wall is mostly solid / opaque with a little transparent glazing on the northeast corner. The building materials are

designed to be compatible and complimentary to the existing Shepardson South sixth floor building and balcony.

#### Massing, Height and Scale

The overall scale of the Project is similar to the existing balcony on Shepardson South sixth floor. The mass and scale of the Project is in context with the existing Psychiatric Inpatient unit balcony. The proposed windows are the same height and spacing as the sixth floor balcony. The Project will be one story, and will result in massing that will have a symbiotic relationship with the sixth floor balcony of Shepardson South.

#### Roofs and Rooflines

The Project will have a flat pitched roof that is similar to and in context with the surrounding buildings: Shepardson South, Shepardson North, the Engineering Building and the Ambulatory Care Center East Wing. The Project will be the same height as the Shepardson South balcony and will not extend above the roof of the Shepardson South building.

#### Building Openings

As stated above, there is no public entrance to the Project. It will only have access from the sixth floor Psychiatric Inpatient unit of Shepardson South.

#### Quality of Materials

The Project steel framing and screen quality is identical to the existing Shepardson South balcony and the glazing quality is similar to its existing windows. The perforated panels will have the similar perforation size and color to match the exiting balcony. The painted aluminum panel will be similar in coloration and finish to the existing Shepardson South cornice, which is also metal. These materials are moderate in cost, durable, and have low maintenance finishes.

#### Reduce Energy Utilization

The Project has no heating or air-conditioning. Natural ventilation is provided through the perforated panel screens on three side walls and slots in the deck flooring. Tinted Lexan glazing and roof insulation reduces direct solar heat gain inside the Project. There will be limited energy efficient lighting within the Project. It is anticipated that natural daylighting will be sufficient for most uses during the temperate season that the Project serves.

#### Protection of Important Public Views

There will be limited views of the Project from several locations on Colchester Avenue and East Avenue. However, the Project is only visible in the background of these views. The proposed Project building color: grey, helps the Project blend in with the existing Ambulatory Care Center and Shepardson buildings in the background view.

On Colchester Avenue, there are views of the Project near the East Avenue intersection. There are numerous utility poles and lines within the foreground of this view, which distracts focus to the buildings in the background. The view from East Avenue near the State Office building where the Project is slightly visible in the background also have utility poles, vehicles and buildings in the foreground. Again, the Project blends with the existing buildings in the background. Similarly, there is a very distant background view of the Project from Colchester Avenue just east of Fletcher Avenue. The prominent views of the Medical Center parking garage and large deciduous and evergreen trees in the foreground distract one's view of the Project in the background.

#### Protection of Important Cultural Resources

The immediate vicinity of the Project includes several buildings that are 50 or more years old including the Mary Fletcher building and Shepardson South and North. The Mary Fletcher building is considered to be a significant cultural resource. The design process for the Project involved carefully considered the potential impacts on these buildings. The design elements and material selections were intentionally selected to allow the Project to blend in and become a natural extension of Shepardson South. Also, it sits in the background of Mary Fletcher building where it is much smaller than the numerous other existing background elements. It will not stand out in the view. As a result, the Project will not have an adverse impact on the Mary Fletcher building.





# UNIVERSITY OF VERMONT MEDICAL CENTER

PSYCHIATRIC ROOF DECK

CONTEXT PLAN

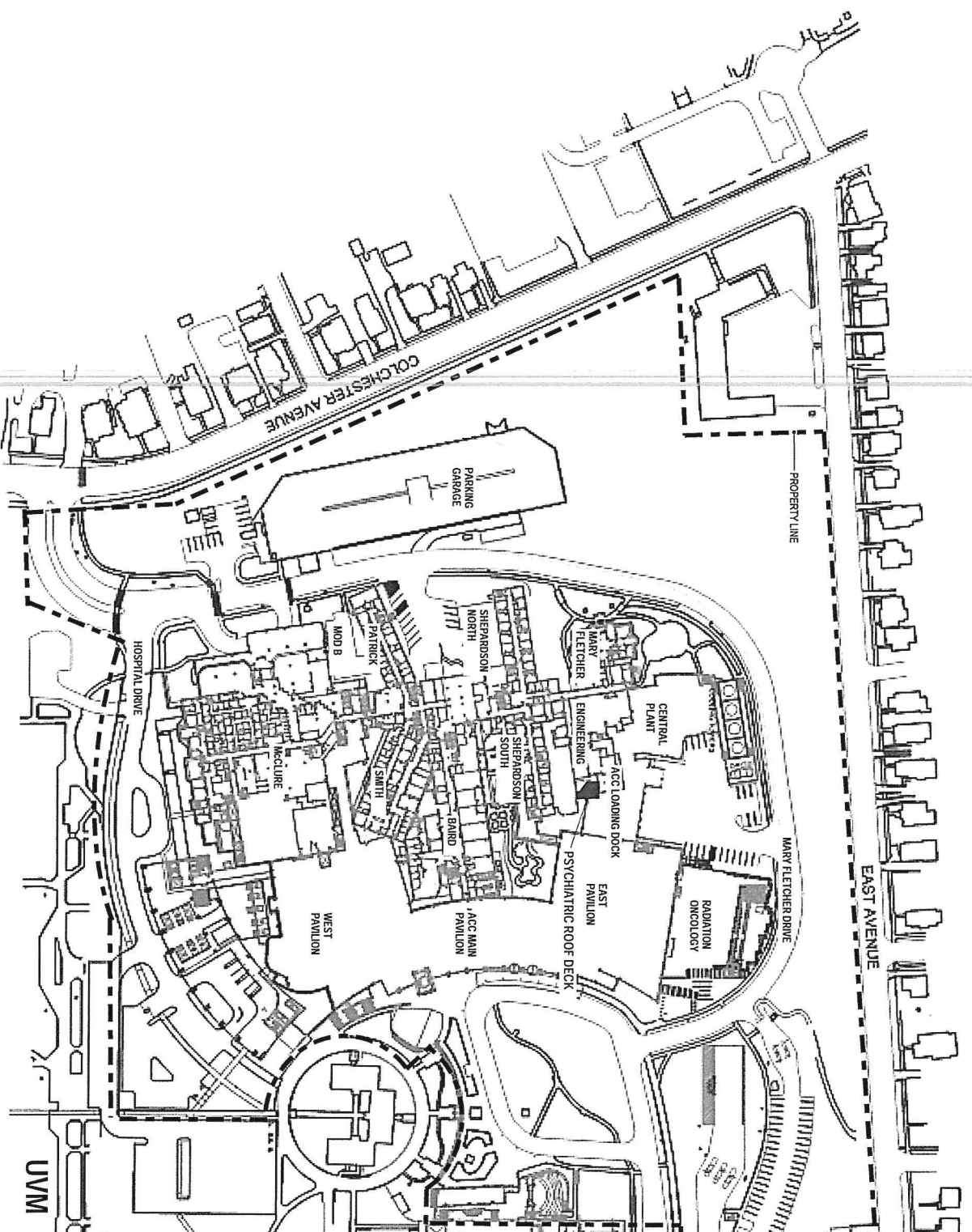


SCALE: 1" = 150' - 0"

07/16/15

LAVALLEE|BRENSINGER ARCHITECTS





# UNIVERSITY OF VERMONT MEDICAL CENTER

PSYCHIATRIC ROOF DECK

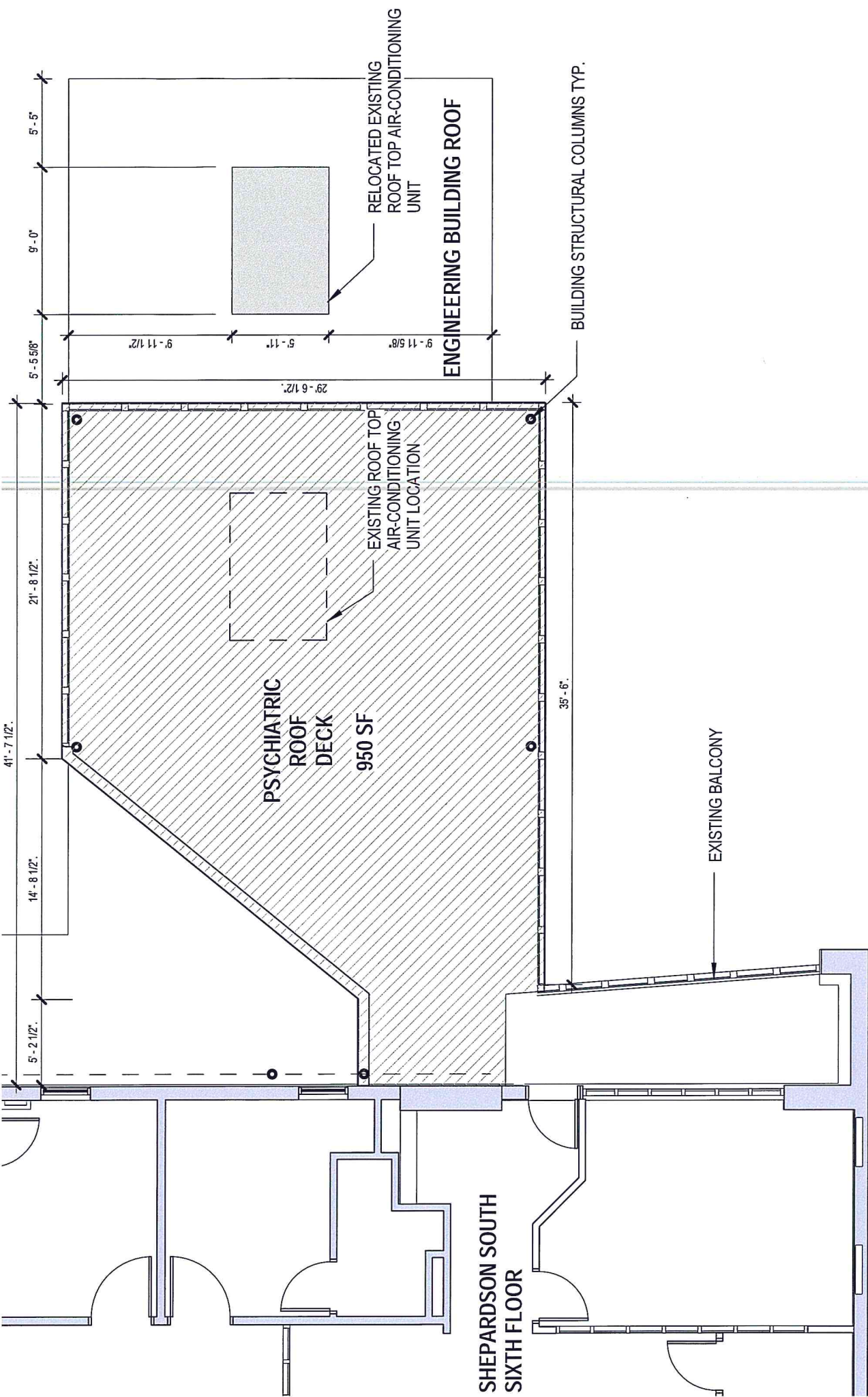
SITE PLAN

SCALE: 1" = 600' - 0"



LAVALLEE BRENSINGER ARCHITECTS

07/16/15



UNIVERSITY OF VERMONT MEDICAL CENTER

PSYCHIATRIC ROOF DECK

FLOOR PLAN

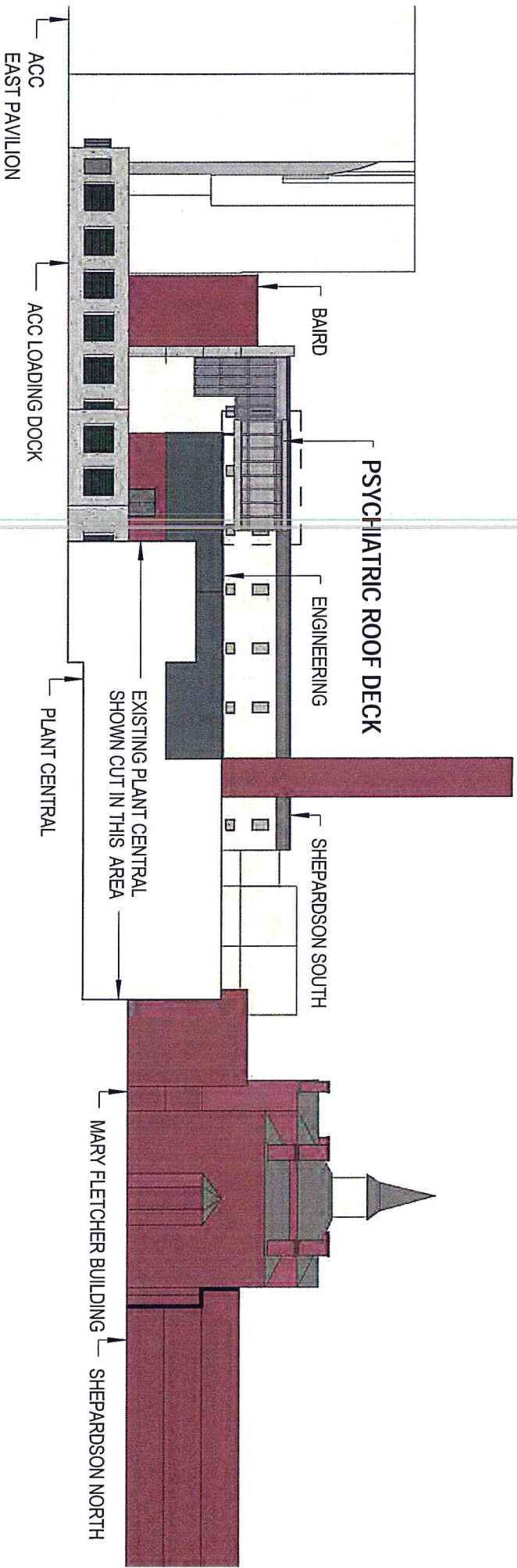


SCALE: 1/8" = 1'-0"

07/16/15  
REV. 08/2/15

LAVALLEE|BRENSINGER ARCHITECTS





# UNIVERSITY OF VERMONT MEDICAL CENTER

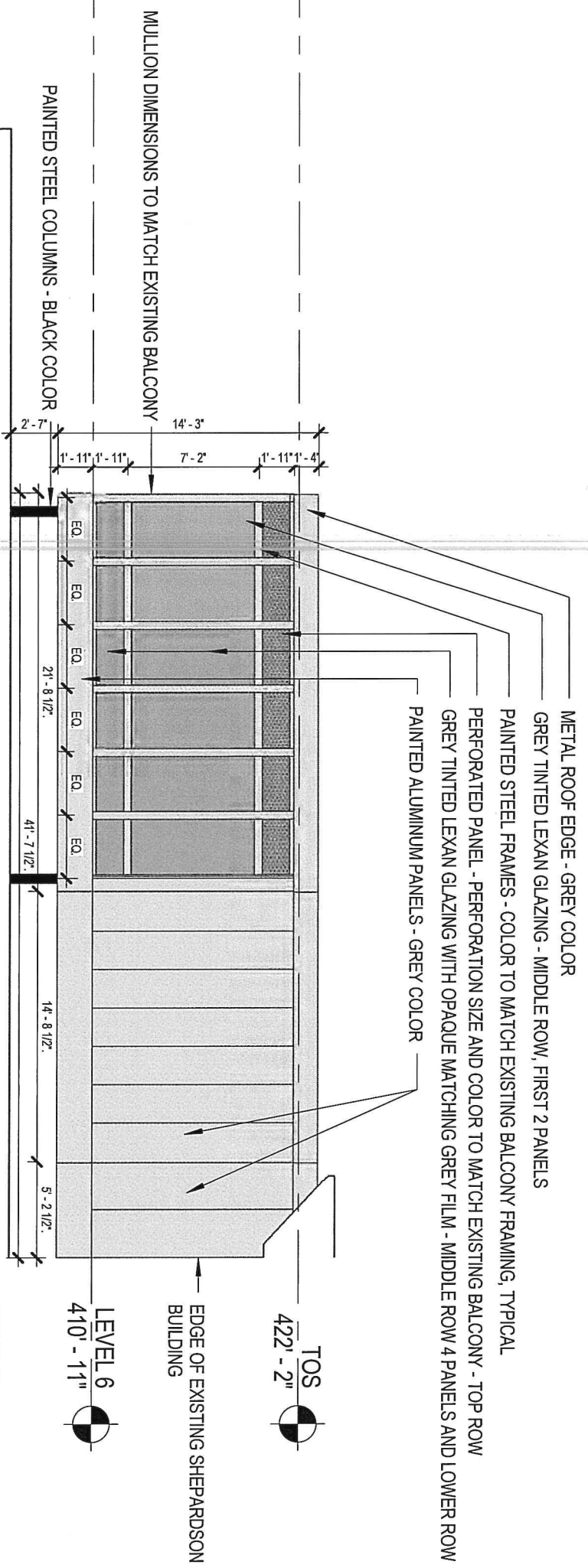
PSYCHIATRIC ROOF DECK

RENDERED EAST ELEVATION IN CAMPUS  
CONTEXT

SCALE: 1" = 40'-0"

07/16/15

LAVALLEE|BRENSINGER ARCHITECTS



ENGINEERING BUILDING

ENGINEERING BUILDING

# UNIVERSITY OF VERMONT MEDICAL CENTER

PSYCHIATRIC ROOF DECK

RENDERED NORTH ELEVATION

LAVALLEE|BRENSINGER ARCHITECTS

SCALE: 1/8" = 1'-0"

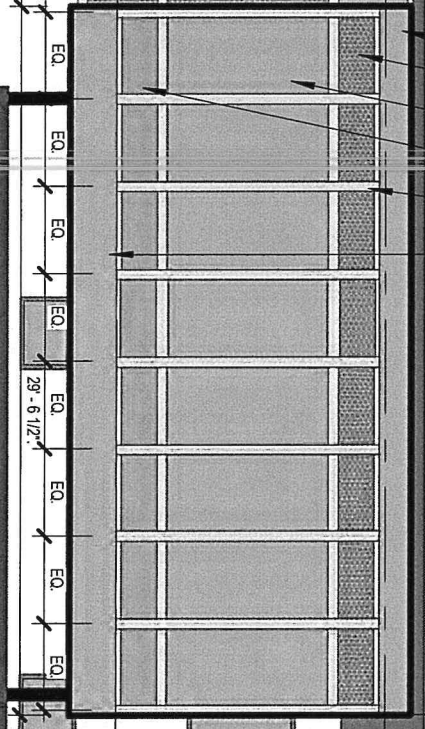
07/16/15

- METAL ROOF EDGE - GREY COLOR
- PERFORATED PANEL - PERFORATION SIZE AND COLOR TO MATCH EXISTING BALCONY - TOP ROW
- GREY TINTED LEXAN GLAZING - MIDDLE ROW
- GREY TINTED LEXAN GLAZING WITH OPAQUE MATCHING GREY FILM - BOTTOM ROW
- PAINTED STEEL FRAMES - COLOR TO MATCH EXISTING BALCONY FRAMING
- PAINTED ALUMINUM PANEL - GREY COLOR

EXISTING BALCONY

PSYCHIATRIC ROOF DECK

SHEPARDSON SOUTH



1'-11" 1'-11" 7'-2" 1'-11" 1'-4" 14'-3" 2'-7"

TOS  
422' - 2"

LEVEL 6  
410' - 11"

LEVEL 5  
400' - 11"

LEVEL 4  
390' - 11"

ENGINEERING BUILDING

UNIVERSITY OF VERMONT MEDICAL CENTER

PSYCHIATRIC ROOF DECK

RENDERED EAST ELEVATION

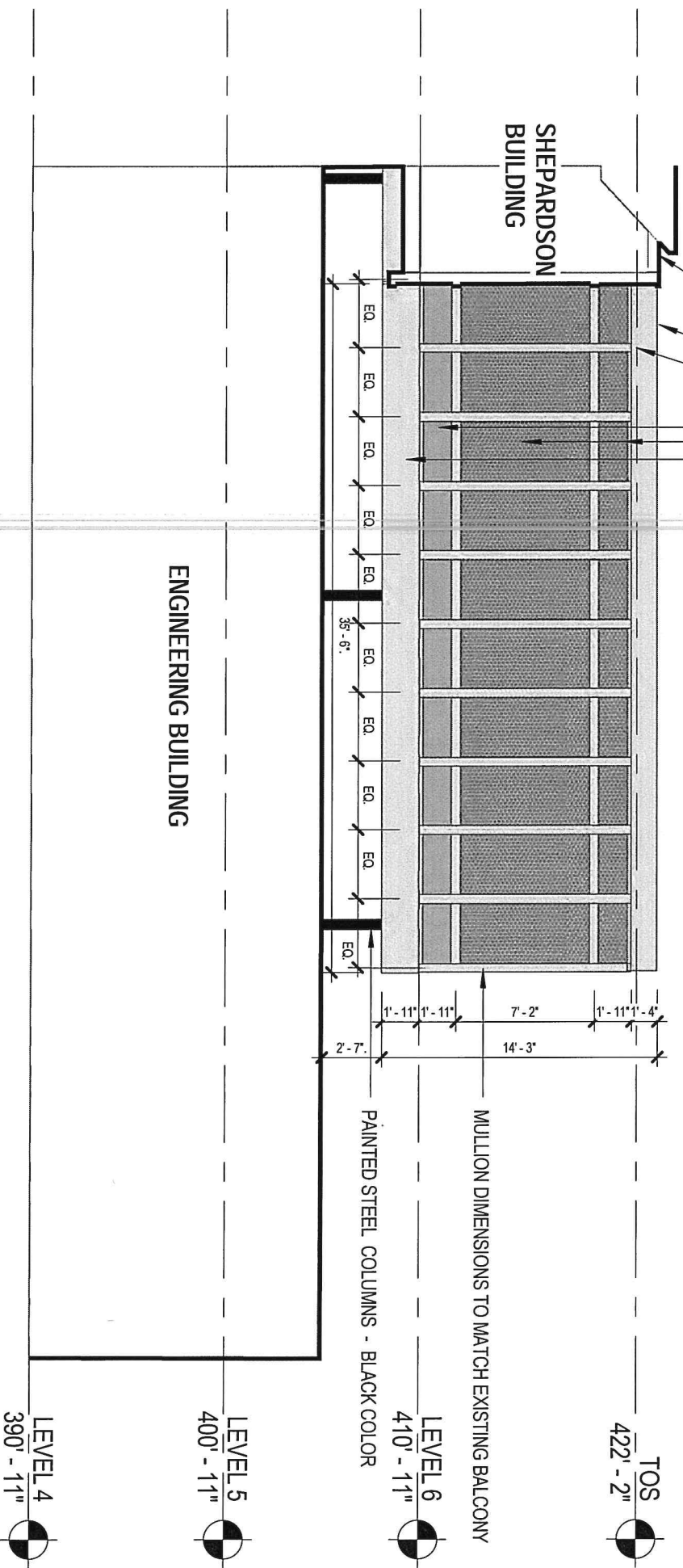
LAVALLEE BRENSINGER ARCHITECTS

SCALE: 1/8" = 1'-0"

07/16/15



PAINTED ALUMINUM PANEL - GREY COLOR



PSYCHIATRIC ROOF DECK

RENDERED SOUTH ELEVATION

LAVALLEE | BRENSINGER ARCHITECTS

SCALE: 1/8" = 1'-0"

07/16/15





# UNIVERSITY OF VERMONT MEDICAL CENTER

PSYCHIATRIC ROOF DECK

PERSPECTIVE VIEW FROM COLCHESTER  
AVENUE LOOKING SOUTHWEST

LAVALLEE|BRENSINGER ARCHITECTS

07/16/15





# UNIVERSITY OF VERMONT MEDICAL CENTER

PSYCHIATRIC ROOF DECK

PERSPECTIVE VIEW FROM COLCHESTER &  
EAST INTERSECTION LOOKING SOUTHWEST

LAVALLEE|BRENSINGER ARCHITECTS

07/16/15





# UNIVERSITY OF VERMONT MEDICAL CENTER

PSYCHIATRIC ROOF DECK

PERSPECTIVE VIEW FROM EAST AVENUE  
LOOKING SOUTHWEST

LAVALLEE|BRENSINGER ARCHITECTS

07/16/15





# UNIVERSITY OF VERMONT MEDICAL CENTER

PSYCHIATRIC ROOF DECK

PERSPECTIVE VIEW FROM COLCHESTER  
AVENUE LOOKING SOUTH

LAVALLEE | BRENSINGER ARCHITECTS

07/16/15